

# Vijya's Home News



Vijya &amp; Associates

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## Positively Speaking...

It feels like so many things are against us these days even before we get started. Bad economy. Down market. Stressed relationships. It can all be a bit overwhelming. Yet I have found that keeping a positive outlook and staying focused on the outcome of our desire - we can move mountains!

I recently was engaged on a property being sold because of divorce. The family had a beautiful daughter and good intentions but the stress of their relationship, a challenging real estate market and a breakdown of trust had all the elements to lead to disaster.

However, it is just important to me to use my skills of facilitation, empathy, and respect towards relationship development as it is to close a deal with my client. It's one of the elements of my business that I love — not only do I get to help people find homes they will enjoy for years to come, but also to help people come together in ways they wouldn't have expected.

That is exactly what happened in this situation. I was able to turn a challenging market and a stressful relationship into an outcome that both parties were happy with and could feel positive about the solution they came to together. While this is an extreme scenario, my skills and experiences are transferrable to a wide array of situations. If you or someone you know needs a real estate agent, please do not hesitate to pass my name forward.

### March Quiz Question

Who invented Daylight Savings Time and why?

Check out our blog to find the answer and secret passcode. Email or call us with the secret passcode to be entered into a drawing for a \$25 gift card.

[www.vijya.com/blog](http://www.vijya.com/blog)

## Tax Credit – Not Just for New Buyers!

The new-and-improved federal Homebuyer Tax Credit can benefit not only first-time homebuyers but also homeowners who want to sell their current home and buy a new one. Congress modified the program late last year to extend the deadlines, authorize the credit for “long-time” homeowners, and raise income limitations. Detailed information is available at [www.irs.gov](http://www.irs.gov) but I've listed some some guidelines below.



1. **The deadline is April 30, 2010.** You must be under contract (i.e., in escrow) by this date and close the transaction within 60 days after this date.
2. Get good advice. Consult the right people for help, including a tax preparer, a mortgage lender, and a Realtor, who can ensure you meet the requirements.
3. Beware of tax fraud. Educate yourself and be wary of advice that sounds suspicious. The IRS has found such a high incidence of fraud and creative accounting that taxpayers are now required to attach a copy of the settlement statement to their federal tax return.

Call me to discuss if this program might be available to you!

## Title Corner...

What happens if a deceased seller is still on the Title?

If the estate was NOT probated, in order to clear the decedent's interest, Title will request:

- a certified copy of the death certificate;
- a lack of probate affidavit; and
- a community property agreement and/or will.

If the estate WAS probated, Title will request:

- a copy of letters testamentary
- a copy of the order of solvency

Red flags requiring additional investigation:

- multiple heirs
- absentee personal representative
- estate tax liabilities
- probate in a different county or state
- estate in trust

*Courtesy of your Closing Detective Friends  
at EscrowLink.net.*

**Please let me know if you have any questions about this information.**

## Need Something? Let Our Friends Help You!

We are looking to update our service directory and hope you will introduce us to those you trust. Now more than ever my clients need your referrals since another piece of the economic stimulus bill was to allow homeowners (through 2010) to claim a **30% tax credit (up from 10%) for purchases of new furnaces, windows and insulation.**

Our directory covers residential and commercial services (like contractors, plumbers, electricians, landscapers, etc.) to professional services (like lawyers, doctors, consultants of all types, etc.). Whether it's excellent customer support or an outstanding service/product that makes them unique, we want to know about them. Please send us the company name, contact person, and all pertinent contact information.

We will note the information in our directory and refer our clients to the people you trust - just as we hope you trust us enough to introduce us to those you know needing real estate assistance. It's our goal to keep our clients happy and know we are providing them the best customer service possible. Thank you!



## March Women's History Month

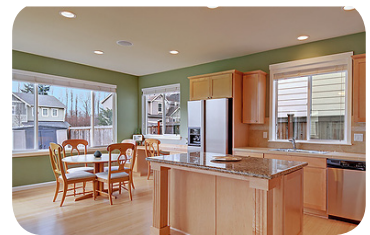
In 2001, US Congress passed the first Joint Congressional Resolution proclaiming March to be "Women's History Month" as a way to promote equality between the sexes. The event can be traced back to International Women's Day.

- The first International Women's Day was celebrated in 1909.
- On occasion of 2010 International Women's Day, the Red Cross is drawing attention to the hardship displaced women endure. The displacement of populations is one of the gravest consequences of today's armed conflicts.
- **2010 marks the 100 year anniversary of women winning the right to vote in Washington State.** Cunningham Hall (named after one of the first professional women photographers, Imogene Cunningham) was built on the campus of the University of Washington and served as the first building built for women and was home to the Suffrage movement. 100 years later, the building continues to serve women through the work of the UW Women's Center.

# Listings from Vijya & Associates!

## Kennydale Perfection

Lovingly cared for, handsome, two-story home in Westchester Kennydale, a Camwest community! Greatroom concept plan with slab granite island kitchen and loaded with upgrades: bamboo flooring, wired for high-tech, sound system throughout, even A/C! Formal living room or library/den, formal dining room, spacious family room featuring slate trim and gas fireplace. Large master suite offers a luxury bath and walk-in closets. You'll find designer paint and plantation style blinds throughout this very well cared for home! Level, fenced backyard with patio perfect for outdoor living. Great location: close to I-405, I-90, shops, parks, Kennydale Elementary.

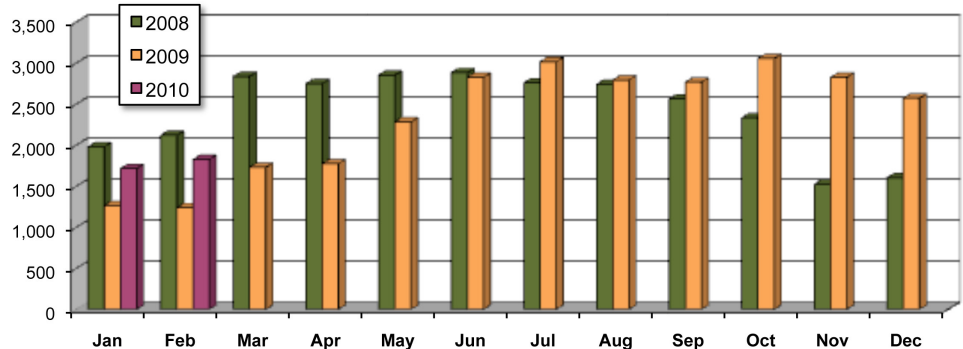


\$385,000  
2 floors  
4 bedrooms; 2.5 baths  
2,260 sq.ft. home  
5,733 sq.ft. lot  
MLS# 11787

## Housing Report

King	Average Sales Price		Average Days on Market		Snohomish	Average Sales Price		Average Days on Market	
	2009	2010	2009	2010		2009	2010	2009	2010
Month					Month				
Jan	\$464,628	\$420,536	86	82	Jan	\$314,170	\$296,314	102	84
Feb	\$430,813	\$429,288	90	83	Feb	\$316,916	\$297,372	98	83
<b>Average</b>	<b>\$447,721</b>	<b>\$424,912</b>	<b>88</b>	<b>82</b>	<b>Average</b>	<b>\$315,543</b>	<b>\$296,843</b>	<b>100</b>	<b>83</b>

### Homes Sold



Statistics compiled from but not published by the Northwest Multiple Listing Service.

# Volunteer with Us at Operation Nightwatch

Vijya & Associates would like to share with you a volunteer opportunity we've been participating in for several years now: Operation Nightwatch (<http://www.seattlenightwatch.org>; 206-329-2099) - a ministry in Seattle's central district. On the 4<sup>th</sup> Tuesday of every other month, Vijya & Associates makes a trip to Costco to buy enough food to feed dinner to 100+/- people. We then collect at Operation Nightwatch to make and serve the food to the Operation Nightwatch community.

If you are interested in helping or want more information, please let me know. Giving back to the community is one way we show that we truly care!

## UPCOMING VOLUNTEER OPPORTUNITIES:

**March 23, May 25, July 27, September 28, November 23**

Vijya & Associates  
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## Calendar of Events

### March

17 St. Patrick's Day  
23 Operation Nightwatch  
26-4/11 Seattle Ctr Whirligig!  
27 Prosthetics Outreach Auction

### April

1 April Fool's Day  
4 Easter Sunday  
15 Federal Taxes Due  
17 Climate Day for Kids  
22 YWCA Luncheon  
23 Gilda's Club Fashion Show

### May

1 May Day  
9 Mother's Day  
14 PONCHO Wine Auction  
22 Chaya Dinner Auction  
25 Operation Nightwatch  
27 Climate Solutions Breakfast

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**VIJYA & ASSOCIATES**  
Real estate. Real relationships.